

The City's Progress Guide and General Plan

Planning is critical to assist a city in its evolution, as well as to protect the health, safety, and welfare of its residents. Recognizing this, the State of California requires each city to have a General Plan to guide its future and mandates through the Government Code that the plan be periodically updated to ensure relevance and utility. In 1979, the City Council adopted the most recent Progress Guide and General Plan, with its basic goal of the “fostering of a physical environment in San Diego that will be most congenial to healthy human development.” The plan establishes an encompassing framework of policies that address Citywide issues of growth management and development, and offers a comprehensive strategy for major public concerns including housing, redevelopment, land conservation, parks, streets, libraries, public safety, and other public facilities.

In 1990 the “Guidelines for Future Development” were adopted as a new chapter of the Progress Guide and General Plan. This chapter established a “tier system” of growth management that primarily guided the development of new communities on vacant land and established redevelopment and reinvestment goals in the older, urbanized communities.

Community Plans

The City's community plans contain additional detailed planning guidance, and represent the Land Use Element of the Progress Guide and General Plan. Community plans establish specific recommendations and objectives in a given community for future land uses and public improvements. The community plan provides a long range physical development guideline for elected officials and citizens engaged in community development. Citizen involvement has been a long-standing concept in the City of San Diego. In the 1960s and 1970s, the City Council adopted policies that established and recognized community planning groups as formal mechanisms for community input in the decision making processes. Community planning groups provide citizens with an opportunity for involvement in advising the City Council, the Planning Commission, and other decision makers on development projects, community plan amendments, rezoning projects, and public facilities. The recommendations of the planning groups are integral components of the planning process, and are highly regarded by the City Council and staff.

The general and community plans are policy documents, which require regulatory tools and programs to help implement their goals and standards. The implementation tools for planning documents include the Municipal Code, the Multiple Species Conservation Program (MSCP), zoning, Neighborhood Code Compliance, facilities financing plans, and redevelopment plans. These regulations and programs help guide land use, development, and design.

The City of Villages and Strategic Framework Element

The Strategic Framework Element proposes a “City of Villages” strategy. The draft Strategic Framework Element is intended to replace the 1990 Guidelines for Future Development and to guide the update of the 1979 Progress Guide and General Plan as well as the City's community plans. The 1990 guidelines primarily addressed the development of vacant land and were largely successful in ensuring that new communities were built with adequate public facilities. However, the guidelines did not focus on an implementation program to provide public facilities upgrades concurrent with infill growth in the older communities. The guidelines are now largely out of date given that less than ten percent of the City's

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developable, vacant land remains, and new strategies are needed to address existing public facilities shortfalls and growth pressures. The draft Strategic Framework Element provides a new approach on how to meet housing and employment needs and to preserve and enhance San Diego's existing neighborhoods.

Through over a decade of public meetings focused on the future of San Diego and more than 150 public meetings held specifically to gather input to help formulate the vision and values incorporated in the Strategic Framework Element. The City of Villages is the strategy embodied in the draft element. This new chapter of the General Plan would set the City's long-term policy for growth and development. It calls for growth to occur in compact, mixed-use centers linked by transit. It encourages high quality, infill development to enhance existing neighborhoods and meet future needs.

The term "village" is defined as a community-oriented center where residential, commercial, employment and civic/education uses are integrated. Villages are intended to be unique to the community, pedestrian-friendly, and have elements to promote neighborhood or civic gatherings. The land use mix includes public spaces and a variety of housing types and densities. Villages would require upgraded public facilities and amenities to meet community needs. Increased transit services are essential in order to meet mobility goals. The element includes a City of Villages map that identifies a hierarchy of villages to be located throughout the City. Village categories include: Downtown San Diego, Subregional Districts, Urban Village Centers, Neighborhood Village Centers, and Transit Corridors.

The Strategic Framework Element would be accompanied by a Five-Year Action Plan. The Action Plan is the implementation program for updating the General Plan and executing the City of Villages growth strategy. In addition, three pilot villages will be selected to demonstrate how the City of Villages can be realized. A major challenge to implementing the plan will be to secure new financing sources to pay for needed public facilities in the older, urbanized communities.

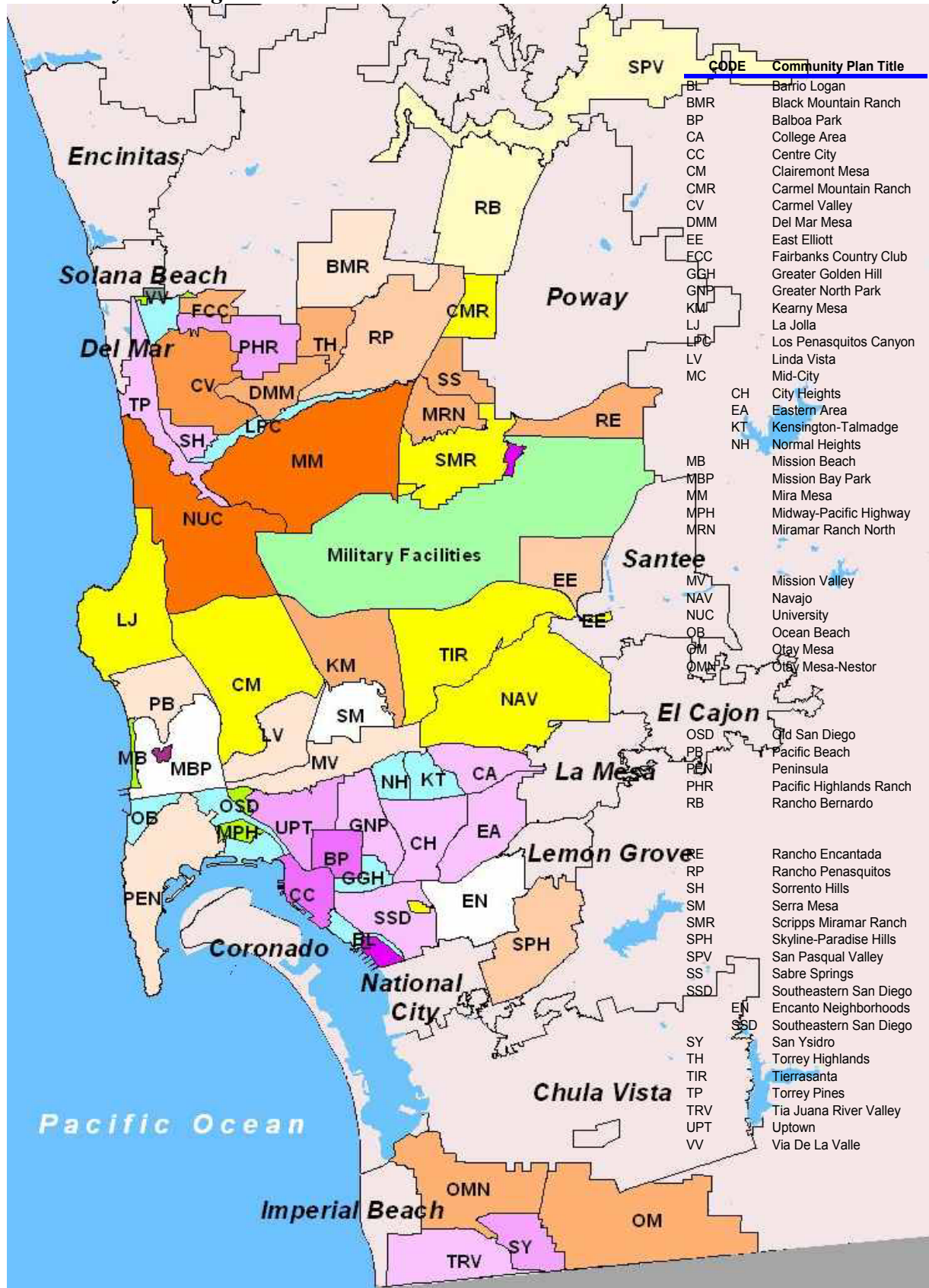
CIP Conformance to the City's Progress Guide and General Plan and Community Plans

The vast majority of capital improvement projects are consistent with the relevant community plan(s) and public facilities financing plans. Most projects are also in conformance with the City's Progress Guide and General Plan of 1979. Those few projects that are not consistent with the relevant community plan(s) or the City's Progress Guide and General Plan will include a community plan amendment as part of the approval process.

The following maps show the community planning areas and Council Districts.

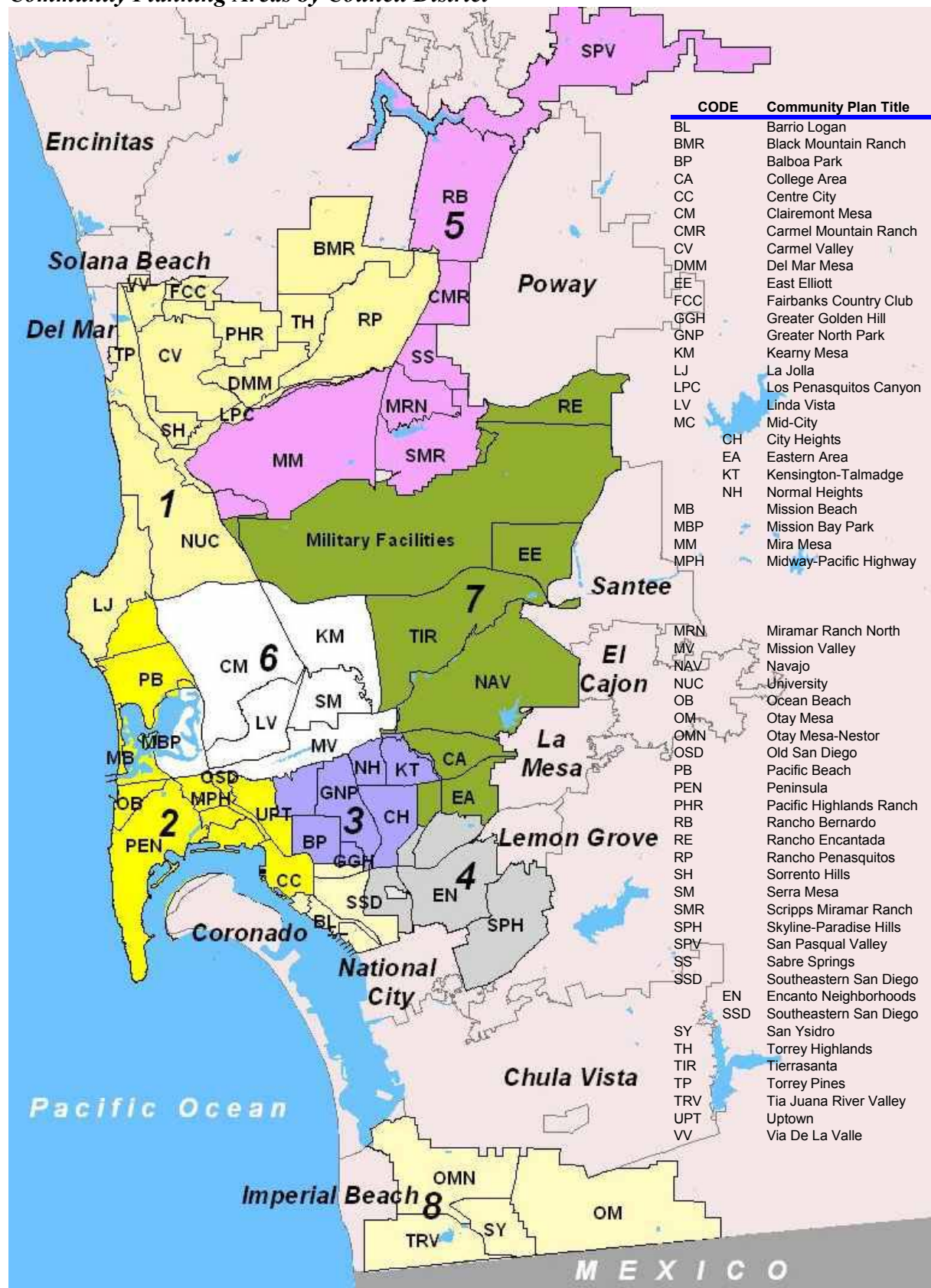
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Community Planning Areas



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Community Planning Areas by Council District



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Community Planning

Community Planning Areas and Policing Neighborhoods

The City of San Diego has several neighborhood policing areas. Each community planning area consists of one or more neighborhoods under a Police Service Area. The following list shows the neighborhoods sorted by community planning area. Some policing neighborhoods extend beyond a single community planning area; in these cases, the neighborhood is listed more than once.

Balboa Park (BP)	Kearny Mesa (KM)
Balboa Park	Kearny Mesa
Park West	La Jolla (LJ)
South Park	La Jolla
Barrio Logan (BL)	La Jolla Village
Barrio Logan	Linda Vista (LV)
Black Mountain Ranch (BMR)	Linda Vista
Black Mountain	Morena
Carmel Mountain Ranch (CMR)	Mid-City (MC)
Carmel Mountain	City Heights East
Carmel Valley (CV)	City Heights West
Carmel Valley	Darnall
Centre City (CC)	El Cerrito
Core-Columbia	Gateway
Cortez	Kensington
East Village	Normal Heights
Gaslamp	Oak Park
Harborview	Rolando
Horton Plaza	Talmadge
Little Italy	Webster
Marina	Midway/Pacific Highway (MPH)
Clairemont Mesa (CM)	Midway District
Bay Ho	Miramar Ranch North (MRN)
Clairemont Mesa East	Scripps Ranch
Clairemont Mesa West	Mission Bay Park (MBP)
North Clairemont	Mission Beach
College Area (CA)	Mission Beach (MB)
College Area	Mission Beach
Del Mar Mesa (DMM)	Mission Valley (MV)
North City	Grantville
East Elliott (EE)	Mission Valley East
Tierrasanta	Mission Valley West
Fairbanks Country Club (FCC)	Navajo (NAV)
North City	Allied Gardens
Greater Golden Hill (GGH)	Del Cerro
Golden Hill	Grantville
Greater North Park (GNP)	Lake Murray
North Park	San Carlos
University Heights	Ocean Beach (OB)
	Ocean Beach

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Old San Diego (OSD)	Sorrento Hills (SH)
Old Town	Carmel Valley
Otay Mesa (OM)	Southeastern San Diego (SSD)
Ocean Crest	Chollas View
Otay Mesa	Emerald Hills
Otay Mesa/Nestor (OMN)	Encanto
Otay Mesa West	Grant Hill
Egger Highlands	Jamacha/Lomita
Nestor	Lincoln Park
Otay Mesa West	Logan Heights
Palm City	Mountain View
Pacific Beach (PB)	Mount Hope
Pacific Beach	Shelltown
Pacific Highlands Ranch (PHR)	Sherman Heights
North City	Skyline
Peninsula (PEN)	Southcrest
La Playa	Stockton
Loma Portal	Valencia Park
Point Loma Heights	Sub Area 2 (North City Future Urbanizing Area) (FUA)
Roseville/Fleet Ridge	North City
Sunset Cliffs	Tia Juana River Valley (TRV)
Wooded Area	Tia Juana River Valley
Rancho Bernardo (SPV)	Tierrasanta (TIR)
Rancho Bernardo	Tierrasanta
Rancho Penasquitos (RP)	Torrey Highlands (TH)
Rancho Penasquitos	Black Mountain
Sabre Springs (SS)	Torrey Pines (TP)
Sabre Springs	Del Mar Heights
San Pasqual Valley (SPV)	Torrey Pines
San Pasqual	University (NUC)
San Ysidro (SY)	Alta Vista
San Ysidro	Sorrento Valley
Scripps Miramar Ranch (SMR)	University City
Scripps Ranch	Uptown (UPT)
Serra Mesa (SM)	Hillcrest
Birdland	Midtown
Serra Mesa	Mission Hills
Skyline-Paradise Hills (SPH)	Park West
Bay Terraces	University Heights
Jamacha-Lomita	Via de la Valle (VV)
Paradise Hills	North City
Skyline	